

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN COVER

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BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN

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BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN

Formal Action

Mayor and Council: March 28, 1988 – Resolution #14378 (Adoption)

Hearings: Mayor and Council
March 28, 1988

Citizens Advisory Planning Committee
March 2, 1988

For further information regarding this document, please call 791-4505.

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BROADMOOR-BROADWAY VILLAGE
NEIGHBORHOOD PLAN LOCATION MAP

NEIGHBORHOOD STATEMENT

We the residents of the Broadmoor-Broadway Village Neighborhood are very satisfied with the present land use of the area and its makeup; therefore, we do not desire, nor are we suggesting, any particular proposed major land use changes for the future.

Our paramount goal is to maintain the present viable low-density, single-family detached, owner occupied character of one of Tucson's outstanding mid-town neighborhoods.

The Broadmoor-Broadway Village Neighborhood (BBVN) represents one of the truly functioning neighborhoods in every sense that the word "neighborhood," can mean. With its dominant attribute of single-family, owner-occupied residences, together with its commercial and other support facilities, the neighborhood is bound together on many levels, creating one of Tucson's most attractive places to live.

Our neighborhood is graced with some very special features. One is the Arroyo Chico, a natural waterway running through east and west. It is like a stream or creek when it rains and residents enjoy walking along it. Another one is a walkway through the middle going north and south which has been in the development since it was originally built. A third feature is Broadway Village Shopping Center, historically the first in the City of Tucson and the State of Arizona. This is stated by the foremost Arizona historian, Charles Leland Sonnichsen in his book, *Tucson: the Life and Times of an American City*.^{*} The shopping center is considered an important architectural landmark. Begun in 1939, it is a masterpiece designed by the prominent Swiss architect, Josiah Joseler and built by John and Helen Murphey. It provides a commercial anchor to the residential neighborhood and architecturally blends with the residential area. Residents are very proud of this cultural facility which has always been a meeting place and has given the neighborhood a source of identity. The vast majority of our residents are dedicated to safeguarding all these features.

Our neighborhood performs a service to the entire community by maintaining residences within an area that contains essential greenery, including many very large trees, adjacent to a heavily trafficked business expanse. Through nurturance of trees (many more than 40 years old) and other vegetation in our landscapes, and with increasing focus on drought resistant planting, we are helping to neutralize the effects of pollution by adding tons of oxygen to the air. Because of our close proximity to businesses, schools, and other major activity centers, such as Downtown and the University of Arizona, we provide an attractive, diverse community in which families and individuals can grow from youth through retirement. Due to our central location, we do not require the City of Tucson to supply extensive transportation routes to work and other facilities.

Broadmoor-Broadway Village Neighborhood is characterized as a well established, stable and proud micro-community as a part of the larger community of Tucson. We have a congenial and cooperative spirit and seek to maintain our quality lifestyle.

^{*} Sonnichsen, Charles Leland, *Tucson: The Life and Times of an American City*, (University of Oklahoma Press, 1982), Page 219.

In the minds of an overwhelming majority of the residents of Broadmoor-Broadway Village Neighborhood Association, the neighborhood is as near perfect a neighborhood environment as could be created.

The residents of BBVN most emphatically desire that the present character of their area remain unchanged. The Broadmoor-Broadway Village Neighborhood already has achieved a reasonable balance of space utilization including single-family residences, some apartments, small duplex units, business enterprises, and social services. Any disruption of this utilization balance which would infringe upon the single-family residential character of the neighborhood would be viewed as detrimental. This applies also to social services facilities which can potentially alter a delicate quantitative and qualitative symbiosis in Broadmoor-Broadway Village Neighborhood.

The business utilization exists primarily along Broadway Boulevard and currently occupies in excess of 25 percent of the periphery of Broadmoor-Broadway Village Neighborhood. Any modification of the space utilization along Broadway Boulevard must be subject to strict controls compatible the *Broadmoor-Broadway Village Neighborhood Plan*.

Most of the residents feel that any effort to depreciate the quality or quantity of the residential character of Broadmoor-Broadway Village Neighborhood would be highly detrimental to the unique nature of our neighborhood. It would deteriorate if there is rezoning and development on the major streets encompassing the area.

Continued redevelopment of the Broadway frontage of the neighborhood is anticipated, as well as increased pressures to destroy the residential characteristics of the neighborhood's Country Club Road and Tucson Boulevard frontages. This plan is intended to preserve and protect the essential elements which make the neighborhood successful, while addressing the redevelopment issues, especially along Broadway.

The majority of the Broadmoor-Broadway Village residents do not favor the widening of Broadway Boulevard beyond its present size. If widening does occur, however, they would accept no more than 150 feet maximum including landscaping on both sides. The majority also agree the widening should take place on the north side of Broadway Boulevard through our section.

We do understand however the likelihood of requests for rezoning and redevelopment of various areas of our neighborhood. It is the expressed intent and desire of virtually the entire neighborhood's residents that the single-family home character of the interior remain untouched, as well as the residential character of Country Club and Tucson Boulevard. As to Broadway, continued redevelopment of that frontage is contemplated, subject to stringent requirements of height limitations, buffering and other constraints. This is to ensure that such redevelopment is integrated into our neighborhood and that it is compatible with existing aesthetic values of the surrounding environment, the social elements of neighborhood life, and the exquisite sense of community so valuable to the neighborhood and to humanity.

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INTRODUCTION

Plan Area

The *Broadmoor-Broadway Village Neighborhood Plan (BBVNP)* encompasses approximately one quarter of a square mile bounded on the north by Broadway, on the east by Country Club, on the west by Tucson Boulevard, and on the south by the Broadmoor subdivision boundary south of Stratford Drive. The Broadmoor-Broadway Village Neighborhood Plan area lies within the boundaries of the Arroyo Chico Area Plan, adopted by the Mayor and Council on March 24, 1986.

The Broadmoor-Broadway Village neighborhood is centrally located in close proximity to downtown, the University of Arizona and E1 Con Mall. The Broadmoor-Broadway Village neighborhood intersects at Broadway and Country Club with three other well-established neighborhoods, Sam Hughes to the north, E1 Encanto to the northeast, and Colonia Solana to the east. Colonia Solana, as is the Broadmoor-Broadway Village neighborhood, is located within the boundaries of the *Arroyo Chico Area Plan*.

Related Plans

The City of Tucson's 1979 *Comprehensive Plan*, and the 1986 *Arroyo Chico Area Plan*, provide guidelines for future land use and development in the City of Tucson and in the Broadmoor-Broadway Village neighborhood. The *Broadmoor-Broadway Village Neighborhood Plan* is consistent with the policies and objectives of these plans. The *Broadmoor-Broadway Village Neighborhood Plan* is intended to amplify the particular goals of the neighborhood and to identify new policies which are unique to the area.

Existing Character

The *Broadmoor-Broadway Village Neighborhood Plan* area consists of the Broadmoor Subdivision, which was created in 1944 from a former golf course; the Broadway Village Shopping Center, which is Arizona's first shopping center; and other commercial and office uses along the Broadway and Tucson Boulevard frontages. Arroyo Chico runs through the southern third of the Broadmoor-Broadway Village Neighborhood, and is a natural feature that the Neighborhood wants to preserve.

Results of a survey conducted by the Broadmoor-Broadway Village Neighborhood Association in April 1987, provides data regarding characteristics of the neighborhood. One survey was attributed to each residential single-family household within the Plan area. Sixty-one percent of the surveys were returned. The results of the survey indicated 96 percent of the homes are owner occupied and 26 percent of the residents are original owners of their homes. These high percentages indicate that the area is stable. The ethnic composition is comparable to the overall Tucson area. Over 1/3 of the respondents are over 55 years of age. Thirty-seven percent of survey respondents are in the 18-55 age category. Over 80 percent have lived in Tucson over 10 years and 65 percent have lived in Broadmoor-Broadway Village neighborhood over 10 years. Nearly 40 percent either have other relatives living within the neighborhood presently or have had relatives living in the neighborhood in the past. Fifty-six households report having one or more members attending the University of Arizona or Pima Community College.

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN AREA BOUNDARY MAP

Within walking distance for the residents of Broadmoor-Broadway Village neighborhood are Broadway Village, Reid Park, eight churches, a synagogue and various other social/cultural facilities.

Planning Process

Residents have been basically content with the Broadmoor-Broadway Village neighborhood (with the exception of airplane noise) until recent transportation plans have threatened the existing character of the neighborhood. Over 95 percent of residents are opposed to the widening of Broadway and prefer other alternatives such as grade separations at some major intersections.

At the annual meeting of the Broadmoor-Broadway Village Neighborhood Association on March 15, 1987, it was unanimously agreed that a neighborhood plan would be pursued. To that end, a comprehensive survey of neighborhood residents was prepared and circulated to provide guidance in preparing a draft plan. The association board of directors appointed a Plan Committee which, with the assistance of the City of Tucson, drafted the goals and policies of this Plan.

Plan Goal

The goal of the *Broadmoor-Village Neighborhood Plan* is to protect the integrity of the neighborhood. The plan establishes a framework that recognizes the present quality of life in the neighborhood and includes criteria to guide new development towards harmony with community-wide and neighborhood planning objectives.

Plan Committee

The policies and recommendation of this plan were developed by a Plan Committee appointed by the Board of Directors of the Broadmoor-Broadway Village Neighborhood Association. The Planning Department, City of Tucson, assisted the Plan Committee with the technical aspects of the plan and with the plan format.

How to Use the Plan

The policies of the *Arroyo Chico Area Plan*, adopted in 1986 apply to the Broadmoor-Broadway Village neighborhood. The *Broadmoor-Broadway Village Neighborhood Plan* should be used in conjunction with the *Arroyo Chico Plan*.

To achieve the goal of the *Broadmoor-Broadway Village Neighborhood Plan*, the Plan outlines specific goals, policies, and implementation actions for land use, plan administration, historic preservation, transportation, floodplain, and neighborhood programs. In addition, a section on compatible design provides guidelines to ensure that new developments are designed in harmony with the existing neighborhood.

A unique feature of the BBVN Plan is the Neighborhood Programs Section which is solely intended to provide resource information for residents.

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD
PLAN RESIDENTIAL SUBAREA 2 MAP

GENERAL POLICIES

The *Broadmoor-Broadway Village Neighborhood Plan* will be used primarily for policy guidance in the rezoning, capital improvements programs, and development review processes. Rezoning and development proposals in the Broadmoor-Broadway Village neighborhood must be evaluated on the basis of all plan policies and recommendations. No one section of the plan stands alone. The policies are designed to complement one another and to create a comprehensive approach to land use planning for the Broadmoor-Broadway Village neighborhood. These policies are consistent with the *Arroyo Chico Area Plan* as adopted by Mayor and Council in March 24, 1986.

Overall Plan Goal

Maintain a safe and enjoyable living environment that enhances the residential, historical, and architectural elements of the Broadmoor-Broadway Village neighborhood.

RESIDENTIAL

The *Broadmoor-Broadway Village Neighborhood Plan* area has a low density residential character defined by a predominance of one-story, single-family detached structures. Although there is a small area of apartment development in the northeast corner of the Plan area, the interior of the area is uniformly composed of single-family detached residences.

The Broadmoor-Broadway Village Neighborhood Association advocates that social service/welfare entities considering locating within the area consult with the association. Most residents express numerous concerns regarding their presence. (Proposals for certain types of facilities or programs require special review under City ordinance, or may be precluded from the area.)

Intent Statement

The following policies are intended to guide future land use development and ensure the compatibility of new development with existing land uses. The policies recognize the low density residential character of the plan area and the potential for impacts from new, higher intensity, residential development within the interior of the plan area as well as commercial, office, high density development along Broadway, Tucson Boulevard and Country Club. The land use policies should be used in conjunction with the compatible design and landscaping policies to ensure that new development is designed in harmony with the existing neighborhood.

- Policy I: Preserve the residential integrity of the established neighborhood.
- A. Retain the existing single-family detached land use pattern in accordance with the Recommended Land Use Map. (See page 8.)

Broadmoor-Broadway Village Neighborhood Plan

- B. Encourage the rezoning from R2 to R1 of the residential properties fronting on Tucson Boulevard, in order to be consistent with the general character of the neighborhood.
 - C. Require adequate buffering when locating higher density residential uses adjacent to existing lower density residential uses (See Compatible Design Section).
 - D. Limit new high density residential use to the Broadway frontage (see *BBVNP* Recommended Land Use Map).
 - E. Limit all new or redeveloped residential development to a maximum of 2 stories and a height of no more than 30 feet from the design grade.
 - F. Encourage the retention of single-family residential uses at the edges of the neighborhood along Country Club Road and Tucson Boulevard (see Arroyo Chico Area Plan, Subarea #2).
- Policy II: Encourage any public or private, institutional, or social welfare use to be compatible with the residential character of the neighborhood.
- A. Encourage governmental or private agencies and institutional land uses to follow plan policies in any new development and/or expansion of existing use.
 - B. Encourage applicants (individual or agency) proposing new or expanding social service/welfare uses and/or residential treatment facilities to consult with the Broadmoor-Broadway Village Neighborhood Association regarding plans for such facilities prior to action.

NON RESIDENTIAL

Commercial and office uses in the Broadmoor-Broadway Village neighborhood area are located primarily along the Broadway frontage with some spillover onto Tucson Boulevard at the Broadway/Tucson Boulevard intersection. Commercial and office uses comprise approximately 15 percent of the total land area of the Broadmoor-Broadway Village neighborhood. The widening of Broadway, based on the adopted Broadway Corridor Study, is expected to provide additional area to be used for parking and landscaping (to help mitigate the impact of the street-widening). The right-of-way for widening of Broadway between Euclid and Randolph Way is proposed to be acquired from the north side of Broadway.

Intent Statement

The intent of the non-residential policies is to ensure compatibility of commercial/office development with the single-family residential neighborhood in the Broadmoor-Broadway Village neighborhood area. The policies in this section are to be used in conjunction with the Compatible Design Section criteria.

- Policy I: Allow new commercial/office development to locate as shown on the Recommended Land Use Map.
- A. Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
 - B. Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
 - C. Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas.
- Policy II: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of the following design elements:
- A. Shared access.
 - B. Common parking and maneuvering areas.
 - C. Shared on-site circulation.
 - D. Shared refuse collection areas.

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN
RECOMMENDED LAND USE MAP

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN
EXISTING ZONING MAP

COMPATIBLE DESIGN

The Compatible Design policies have been developed to allow for new development, while protecting and enhancing the character of the existing neighborhood. The *Broadmoor-Broadway Neighborhood Plan* area is characterized by older, single-family homes developed in the 1940s. The homes in the neighborhood reflect an array of architectural themes and a variety of mature vegetation.

Intent Statement

The following policies are intended to help mitigate the potentially negative impact of a more intense development abutting a lower density or less intensive use and to ensure that new development does not contradict or adversely alter the neighborhood character. The policies should be used in conjunction with the proposed land use policies.

- Policy I: Design new developments to be compatible with existing adjacent land uses.
- A. When development involves higher intensity land uses, encourage the consolidation of parcels with common property lines to allow for adequate buffering of adjacent, less intense development.
 - B. Protect the privacy of existing residences by requiring that windows or balconies in new development or additions higher than the first story be either clerestory with window sill heights of at least 72 inches above finish floor, or be oriented away from rear and side yards of existing residences.
 - C. Encourage the use of drought-tolerant landscaping, including trees and understory vegetation.
 - D. Screen or enclose any outdoor storage areas or dumpsters from view of all streets and adjacent properties.
 - E. Screen parking areas of more than four spaces from adjacent uses and from the street with either decorative walls, earth berms, a dense screen of shrubs and canopy trees, or a combination of these design elements.
 - F. Provide pedestrian walkways and bicycle paths in new developments that are integrated with public pedestrian and bicycle facilities.
 - G. Encourage the blending of new developments with the existing character of the neighborhood through the use of residentially scaled architectural details.
 - H. Discourage unbroken structural and free standing wall surfaces and heights.
 - I. Encourage the use of decorative wall design by utilizing design features such as:

1. Decorative materials (tile, stone, brick, adobe, etc.,) or textured covering materials (such as stucco or plaster);
 2. Variations in wall alignment, such as jogs, curves, or notches;
 3. Color treatment.
- J. Protect and strengthen visual corridors by requiring any development plan which indicates more than one story of construction above grade to show a variety of roof lines rather than a solid roof line.
- K. All new structures on Broadway shall be limited in height to a maximum of 30 feet above design grade, including parapets. If new construction provides gable or hip style roof design utilizing "Mission" or "Spanish" tile, this 30 feet shall be measured from existing grade to the average roof height from edge to edge.
- L. Encourage consultation with immediate neighbors for the siting of buildings and additions to provide privacy, noise attenuation, and protection of view corridors for adjacent uses.
- M. Employ defensible space concepts in new residential and non-residential development.
- N. Provide all required parking and vehicle maneuvering areas on site.
- O. Require all non-residential and high-density residential uses to provide access from major streets.
- P. Eliminate all vehicular alley access from commercial/office land uses to interior neighborhood areas and allow pedestrian access only at the pedestrian walk through at Treat and Manchester.
- Q. Encourage any new development on Broadway to be compatible with the southwestern architectural styles already existing in the Broadway Village Shopping Center and the Village on Broadway, i.e. Mexican Territorial and/or Mexican Colonial.
- R. Building and site lighting shall be located, designed, and oriented to prevent illumination or glare from extending to existing residential properties.
- S. Encourage anyone considering any second story additions to existing residential buildings, or any new two-story structures, to meet with the BBVNA and the immediate neighbors.

TRANSPORTATION

The policies included under the Transportation section of the Plan have been developed in order to facilitate interaction by area residents and the City of Tucson Department of Transportation in resolving traffic and transportation problems.

Intent Statement

The following policies are intended to ensure the safety of neighborhood residents and reduce traffic flow by discouraging non-arterial through traffic in the Plan area, and to facilitate the improvement and use of arterial streets along the periphery of the neighborhood.

- Policy I: Design traffic circulation patterns to maintain the residential integrity of the neighborhood.
- A. Route major transportation corridors around rather than through the plan area.
 - B. Investigate techniques to discourage vehicular through traffic in the neighborhood by utilizing traffic diverters, stop signs, and other devices or means, where appropriate, subject to consultation with the Broadmoor-Broadway Village Neighborhood Association and the City of Tucson Department of Transportation.
 - C. Require all new developments to provide traffic and transportation circulation patterns that conform to existing and planned neighborhood traffic patterns (see Design Criteria), so as to minimize through traffic and residential and commercial traffic conflicts.
 - D. Cul-de-sac Treat Street at Manchester to eliminate business access into the interior of the neighborhood with the design to be reviewed by the Neighborhood Association and affected residents, to be accomplished as part of the Broadway Corridor Study (if/when implemented), or through a street improvement district.
 - E. Investigate the installation of a left turn signal at the intersection of Tucson Boulevard and Broadway.
 - F. Investigate the possibility of imposing a 30 MPH speed limit along Country Club Road between 22nd Street and Broadway.
 - G. Manchester alley is to remain open for two-way access.
- Policy II: Encourage development and use of alternative transportation modes within the plan area.

- A. Investigate the installation of traffic control devices such as a flashing light, traffic light, other signs and crossing lines on Country Club Road somewhere between Arroyo Chico and Camino Campestre to facilitate pedestrian and bike access to Reid Park.
- B. Reserve the north-south easement as a pedestrians walkway and ensure safety by painting crosswalks and installing signs at all street crossings.
- C. Encourage new sidewalk construction through use of improvement districts, where desired by residents, or private installation of sidewalks.
- D. Provide aesthetically pleasing, comfortable and functional bus stops.
- E. Bike lane facilities within the neighborhood shall be limited to those shown on the Suggested Transportation Improvements Map. (See page 15.)
- F. Investigate the possibility of extending the sidewalks along Tucson Boulevard and the planting of trees in the right-of-way as part of the improvements and widening of Tucson Boulevard.
- G. Coordinate with the City of Tucson to install "Not a Truck Route" signs, where appropriate.

Policy III: Encourage well-designed transportation improvements that enhance the visual environment of the plan area, through the use of landscaped buffers, berms, noise walls, and/or other means (i.e., along the Broadway Corridor).

- A. Property owners and neighborhood representatives should coordinate with the Department of Transportation during the design phase of the Broadway widening project to unify the Broadway frontage. Excess right-of-way could be utilized for landscaping, pedestrian walkways, bus turn-outs, bus shelters, and/or additional parking for adjacent business area. Unified theme of landscaping should be used along Broadway to be compatible with the area.
- B. The landscaping theme along Broadway should relate not only to other portions of the Broadway Corridor but to the landscape conditions of Broadmoor-Broadway Village Neighborhood. Contrasted to Tucson's overall landscape, the neighborhood theme consists of a dominance of introduced skyline trees, flowering shrubs, dark green plant material, and vegetative ground covers. A palette of plant material is suggested in Appendix A.

Policy IV: Promote landscaping of major street frontage properties and City-owned medians/islands (see Broadway Corridor Transportation Study).

Broadmoor-Broadway Village Neighborhood Plan

- A. Require all frontage properties (including parking lots) to be landscaped and buffered, using for major vegetation the same types of trees as dominate in the plan area. (See Appendix B.)
 - B. Encourage cooperation between the City and the neighborhood association in developing a landscaping theme for the medians and islands within the neighborhood.
 - C. Preserve the viability of residential uses along Country Club Road and Tucson Boulevard by providing landscaped buffers, wherever possible.
- Policy V: The following are recommendations, if changes on Broadway Boulevard do occur.
- A. Widening of Broadway Boulevard to a maximum 150-foot right-of-way including landscaping on both sides.
 - B. Widening to occur on the north side of Broadway between Euclid and Randolph Way.
 - C. Divided grade separations at the major intersections of Campbell, Alvernon, Swan, Craycroft and/or Kolb.
 - D. Synchronizing of all traffic signals.
 - E. Improving bus transit including park-and-ride lots in outlying areas of the City.
- Policy VI: If Broadway Boulevard is widened, encourage residents to pursue implementation of the mitigation measures presented to the City to lessen the impact of the roadway widening on the existing residential uses and to ensure that commercial uses do not encroach into the residential portion of the neighborhood. (See *Broadway Corridor Study*, Appendix, and *Broadmoor-Broadway Village Neighborhood Plan*, Appendix A.)

BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN
SUGGESTED TRANSPORTATION IMPROVEMENTS MAP

FLOOD CONTROL AND AESTHETICS

Vistas of outdoor beauty are a community treasure and the natural water-way, Arroyo Chico, which in this neighborhood has a section of mature oleanders, is locally cherished. Conserving the entire route of the Arroyo Chico as a natural greenway is of prime importance to the Broadmoor-Broadway Village neighborhood residents. This is consistent with the *Arroyo Chico Area Plan* (page 5). Plan goal #1 promotes the preservation and maintenance of linear open space along the Arroyo Chico as a natural unifying feature of the area (page 5).

The Broadmoor-Broadway Village neighborhood residents support implementation of the *Comprehensive Plan* amendment, "Section 3, Character and Appearance," adopted June 1987:

- Policy 1. Ensure that Tucson's urban form reflects and complements its natural setting.
- Policy 2. Protect, repair, and restore natural watercourses.
 - A. Protect, where possible, those watercourses which remain natural and unaltered by development.
 - B. Develop techniques to improve and revegetate degraded watercourses.
 - C. Continue to promote, design, and implement an open space system which utilizes watercourses to establish an interconnected network of riparian habitats.

Intent Statement

The following policies are intended to enhance and/or recreate a natural appearance to the Arroyo Chico wash while reducing the potential for flood damage in the area by working with the City of Tucson Department of Engineering Floodplain Section.

- Policy I: Participate in the Arroyo Chico Basin Management Study to ensure the consideration, by the City of Tucson Department of Engineering Floodplain Section, of the Broadmoor-Broadway Village neighborhood's recommendations for improvements to the Arroyo Chico.
 - A. Consider upstream retention/detention by modification to Reid Park/Randolph Golf Course or other open areas as an alternative to channel modifications.
 - B. Encourage any improvements/modifications to the Arroyo Chico Channel to meet the aesthetic standards of the Broadmoor-Broadway Village Neighborhood Area. These standards are:

1. Minimize the use of concrete or asphaltic concrete for structural bank protection, except as required for mortaring of materials, or that are used in the fabrication of gunnite artificial rocks, or that are used in horizontally laid broken concrete rip-rap or natural rock bank stabilization, and consider modification of existing concrete by utilizing natural hand-set rocks with recessed mortar joints, rough aggregate or gunnite artificial rock.
2. Wherever possible, encourage non-structural means of bank/bed protection, including the use of erosion control blankets, hydroseeding/hydromulching, and river-run rock.
3. Encourage the City to consider extensive concrete and plastic pipe in all possible drainage areas.
4. Where the bank slopes permit, encourage the consideration of other possible erosion control devices, such as Enkamat by American Excelsior, under a layer of earth to make it look natural; some gabion wire baskets (3' X 6' X 1 2'), filled with rocks and plantings around and under them, similar to the ones used in Indian Bend Wash in Scottsdale, Arizona.
5. Have the City cooperate with the Army Corps of Engineers, the Civilian Conservation Corps and/or other agencies to conserve the natural waterway Arroyo Chico.
6. Investigate the possibility of deepening sections of the Arroyo Chico outside the BBVNP area, or the possibility of deepening the Citation Wash between Country Club Road and Stratford Avenue, instead of the Arroyo Chico between Tucson Boulevard and Country Club Road, to relieve potential flooding.
7. Limit the use of herbicides.
8. Consider a series of shallow concave steps or levels of shallow pools utilizing river rock similar to a canyon stream (weirs).
9. Revegetate degraded areas by reestablishing native and non-native adapted riparian vegetation along the Arroyo Chico.
10. Provide access to this system for passive recreation activities including linear paths, but exclude park furniture such as tables and benches.
11. If Broadway is widened, encourage the City to consider a storm drain along Broadway from Alvernon Way to Euclid Avenue to collect the

ten-year flow on Broadway and from El Con Shopping Center and a conduit to carry the water flow into the Tucson Wash at Euclid Avenue or farther west.

12. Consider the possibility of natural hand-set rocks with recessed mortar joints, rough aggregate or gunnite artificial rock to cover the smooth middle block section of concrete, to be compatible with the rest of the Arroyo Chico and to decrease the rate of flow.

POLICY II: Improve the appearance of the Arroyo Chico.

- A. Preserve and maintain the mature oleanders and palm trees in the traditional manner as desired by the majority of residents.
- B. Landscape existing unlandscaped areas at east and west ends of the Arroyo Chico with drought resistant plants.
- C. Foster a neighborhood program to improve appearances on the Arroyo Chico.

Policy III: Create and maintain attractive entryways and rights-of-way for the neighborhood and improve natural habitats for urban wildlife by protecting, repairing and restoring the Arroyo Chico as a source of recreational and visual enjoyment of Sonoran desert ecosystem.

- A. Participate in the Arroyo Chico Basin Management Study.
- B. Devise a preliminary concept plan for the east and west ends of Arroyo Chico.
 1. A plant palette for these areas could include the following plants:

Trees:

Proposis sp.
Parkinsonia Aculeata
Cercidium sp.
Parkincidium sp.
Rhus Lancia
Acacia sp.
Celtis Reticulata
Cordia Boissierii
Washingtonia Robusta

Mesquite
Mexican Palo Verde
Palo Verde
Hybrid Palo Verde
African Sumac
Acacia
Nut-Leaf Hackberry
Texas Olive (non-nuisance species)
Mexican Fan Palms (existing)

Shrubs:

Nerium Oleander (existing)	Oleander
Nerium Oleander 'Petite Pink'	Petite Pink Oleander
Pithocellobium Flexicaule	Texas Ebony
Simmondsia Chinensis	Jojoba
Rhus Ovata	Sugar Bush
Nolia Matapensis	Bear Grass
Larrea Tridentata	Creosote Bush
Opuntia sp.	Prickly Pear
Caesalpinia Pulcherrima	Red Bird of Paradise
Dasyllirion Wheeleri	Desert Spoon
Dodonaea Viscosa	Hopbush
Yucca sp.	Yucca
Encelia Farinosa	Brittlebush
Rosa Banksia	Lady Bank's Rose
Helian Thus	Sunflower
Aloes	Desert Broom

Ground Covers:

Lantana	Lantana
Verbena sp.	Verbena
Salvia Greggii	
Psilostrophe Cooperii	Paper Flower
Penstemon sp.	Penstemon
Justica	Hummingbird Bush

2. Consider the use of erosion control blankets, hydromulching and hydroseeding with appropriate Sonoran desert seed mix.
- C. Encourage cooperation between the City of Tucson and the designated representative of the Broadmoor-Broadway Village Neighborhood Association when landscape maintenance procedures are required for the Arroyo Chico between Country Club and Tucson Boulevard, and other rights-of-way or easements.
- D. Encourage the City to be sensitive to the sections of the Arroyo Chico that are historic.

**EXAMPLE OF POSSIBLE CROSS-SECTION FOR THE ARROYO CHICO AT TUCSON
BOULEVARD AND COUNTRY CLUB ROAD**

PLAN ADMINISTRATION

The following policies are intended to identify the roles of the City of Tucson Citizen Participation Office and Planning Department, of developers, and of the neighborhood associations and representatives in the plan implementation process.

Plan Administration Goal: Ensure that all new development is integrated into the neighborhoods and is compatible with the aesthetic qualities of the surrounding environment.

Policy I: Provide for citizen input in the plan implementation process.

- A. Require builders and developers of proposed projects within the plan area which require rezoning and/or Community Design Review Committee (C.D.R.C.) review to consult, in the early stages of their planning, with affected neighborhood associations registered with the City of Tucson Citizen Participation Office.
 - 1. Builders/developers shall notify the affected neighborhood association and all property owners within 300 feet of the development site at least thirty (30) days prior to the tentative hearing date before the Zoning Examiner and thirty (30) days prior to submittal of plans to the C.D.R.C.
 - 2. Builders/developers shall present proposed projects to the affected neighborhood association for review. The neighborhood association request that the presentation include: a) a concept site plan of the building footprint, parking areas, and landscaping; b) visual materials, such as 35mm slides of the site, showing existing surroundings; and/or c) a rendering or three-dimensional representation, such as a model or perspective drawing, of the massing, materials, and colors of the proposed buildings.
 - 3. Builders/developers shall submit a written summary of their neighborhood participation efforts to the Planning Department at least five (5) days prior to the Zoning Examiner hearing and C.D.R.C. meeting.
- B. The City of Tucson shall continue to notify the affected neighborhood association(s) of rezoning requests and C.D.R.C. applications within the plan area through the Citizen Participation Office.
- C. Require neighborhood associations within the plan area to continue maintaining up-to-date records of association representatives with the City Citizen Participation Office.

Broadmoor-Broadway Village Neighborhood Plan

- D. Encourage the affected neighborhood association to forward comments on proposed development projects to appropriate review bodies. Comments should be submitted as early as possible to ensure their attachment to Planning staff reports to the Zoning Examiner in rezoning cases and the Community Design Review Committee in development plan and subdivision cases.
 - E. Encourage appropriate City of Tucson departments to contact the affected neighborhood association(s) of pending improvement projects in the neighborhoods through the Citizen Participation Office.
 - F. Encourage other governmental agencies to contact all affected neighborhoods of proposed projects in the neighborhoods.
- Policy II: Provide for periodic review of the neighborhood plan.
- A. Review the neighborhood plan after five years to determine if a major update is required.
 - B. Revise the neighborhood plan, if necessary, through the City's plan amendment process.
 - C. Consider the *Broadmoor-Broadway Village Neighborhood Plan* area in updates of the City's Capital Improvement Program (CIP) to provide public improvements in the area as appropriate.

NEIGHBORHOOD PROGRAMS

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NEIGHBORHOOD PROGRAMS

The neighborhood association shall pursue those programs necessary or desired to improve the neighborhood. These will include, but not be limited to, neighborhood watch groups, improvement districts for sidewalks, easement lights, paving of alley, undergrounding of utilities, entry landscaping, and other methods of neighborhood enhancement.

Intent statement

The following policies are intended to support the Broadmoor-Broadway Village Neighborhood Association.

- POLICY I:** Encourage interested residents in organizing neighborhood groups to support the elderly and the young, education, crime prevention, security programs, and other efforts as desired by residents.
- A. Encourage the formation of additional neighborhood watch programs.
 - B. Co-sponsor, with the City of Tucson:
 - 1. Classes offered by the Tucson Police Department on how landscaping, lighting, fences, security devices discourage crime;
 - 2. Classes offered by the Tucson Fire Department on fire safety and prevention and emergency life-saving programs.
 - C. Encourage and co-sponsor with appropriate entities or agencies (such as Southern Arizona Water Resources Association and University of Arizona) programs and classes to assist neighborhood residents in relandscaping their yards.
 - D. Identify elderly residents in neighborhood in need of various kinds of assistance (i.e., maintaining their yards) and develop neighbors' program to help.
 - E. Consider neighborhood improvement projects which have as their goal the enhancement of neighborhood safety, security and esthetics such as, but not limited to, cleaning out brush from easements, private sidewalk development, lighting of pedestrian path.
 - F. Develop working relationship with Tucson Unified School District to enhance the quality of education at Robison Elementary School so as to attract more neighborhood children to that school.
 - G. Encourage individual responsibility for easement clean up.

- H. Encourage residents who are interested to attract wildlife such as birds, butterflies, etc., to help in pollination of landscaping and keep down the insect population and discourage excessive use of chemicals.
- I. Supply information and encourage residents who are interested to have their backyards certified as mini wildlife habitats by the National Wildlife Federation in Washington, D.C. This can be done simply with constant fresh water and correct food supplied by plants and feeding.
- J. Encourage residents to keep their dogs in their yard or on a leash according to City leash law.
- K. Encourage residents to keep up appearances of their grounds.
- L. Provide an Urban Forestry Manual and Booklet on Birds and Wildlife to residents who are interested.

NEIGHBORHOOD LANDSCAPE DESIGN GUIDE

One of the features which makes the *Broadmoor-Broadway Village Neighborhood Plan* area unique is the existence of a large number of mature trees that were originally planted as part of the original golf course that existed prior to creation of the neighborhood. In recent years there has been severe attrition of these large trees due to wind damage and other causes. These trees have well established root systems that flourish on the natural amount of rainfall.

Intent Statement

The following policies are intended as a guide to the neighborhood to maintain the existing vegetation and encourage landscape designs that are esthetically pleasing and foster birds and wildlife populations.

- POLICY I: Maintain existing mature vegetation and replace lost mature vegetation, especially large trees.
- A. Investigate causes of loss of mature trees in neighborhood, inventory such loss, and identify means to reduce loss.
 - B. Identify sources and cost to replace dying major trees, and means by which to implement replacement of trees.
- POLICY II: Encourage improvements to or relandscaping of existing neighborhood yards with low water use vegetation that is esthetically pleasing and attractive to wildlife and birds.
- A. Provide neighborhood residents with useful information and a list of references about design and installation of low water use landscaping
 - B. Identify the means to assist elderly residents of neighborhood to improve landscaping if they are interested.
 - C. Encourage use of plantings and/or various design elements such as boulders, brickwork, etc., to augment bare rock gravel landscapes.
- POLICY III: Continually provide information to residents on improving their landscapes.
- A. Provide guidelines and references on plant materials and their utilization in residential landscape:
 - 1. Drought tolerance
 - 2. Low maintenance
 - 3. Edible Landscape
 - 4. Wildlife attracting
 - 5. Street tree planting
 - 6. Microclimate control
 - B. Provide step-by-step instructions on weed control.

HISTORIC PRESERVATION

The *Broadmoor-Broadway Village Neighborhood Plan* area was originally developed in the 1940's and is fortunate to have within its boundaries the Broadway Village Shopping Center, which is Arizona's first shopping center. The shopping center was designed by Josiah Joesler for John and Helen Murphey (see Neighborhood Statement and Broadmoor-Broadway Village Neighborhood Inventory).

Intent Statement

These historic preservation policies are intended to encourage property owners to pursue historic designation for eligible properties in the area.

POLICY I: Acknowledge the historic role of the Broadway Village Shopping Center in Tucson's history.

- A. Encourage the property owner(s) to apply for historic designation to the State and National Register of Historic Places for the Broadway Village Shopping Center.
- B. Encourage residents to support designation of the Broadway Village Shopping Center as a City Historic Landmark

POLICY II: Promote the potential historical character of the neighborhood.

- A. Encourage interested residents to research information on the historical aspects of their homes. Request all residents having historic information to present it to the neighborhood association.
- B. Encourage interested residents to compile an architectural and construction history of the residential properties within the neighborhood to identify exactly when each home was built, who designed the home, and who built it.
- C. Encourage interested residents to conduct a historic resource survey to determine which houses may be eligible for the State and National Register in the future.
- D. Encourage the Neighborhood Association to provide design guidelines for architectural changes and additions to interested residents.

APPENDICES

BROADMOOR-BROADWAY VILLAGE NEIGH ASSOC.

Parsons Brinkerhoff Quade
and Douglas Inc.

Tucson Department of Transportation
P.O. Box 27210
Tucson, AZ 85726

The Broadmoor-Broadway Village Neighborhood Association wishes to compliment the Transportation Department on the extensive Broadway Corridor Study. Because it was thorough and detailed it truly allowed the citizens of Tucson to take part.

Following is a final list of mitigations agreed upon by our organization at the March 15, 1987 meeting. Some corrections of the final draft have been made. Also, we have added some details.

Although we are only one little section along Broadway, we desire this letter to be put in the final Report to Mayor and Council because we are an example of the neighborhoods along the Boulevard and this illustrates the socio-economic impact on the Tucson inner city.

The majority of our neighborhood residents do not favor the widening of Broadway Boulevard beyond its present size. If it is to be widened, though, we would prefer no more than 150 feet maximum including landscaping on both sides. We are unanimously in favor of the divided grade separations at major intersections, synchronizing of lights and traffic signals, and improving mass transit to alleviate the traffic situation.

These following mitigations for our neighborhood are pressing needs that are already affecting the quality of life in our area. We intend to pursue the city to carry them out whether the 1/2 percent sales tax is approved or not. We submit them now because over a 20-year period the development of the Broadway Corridor will more than quadruple these problems and we want them written into the 20-year plan.

Over more than a year's time of meetings, discussions and other earlier surveys, these are the mitigations we are united on.

1. Protection from high rise development by maintaining the present zoning along Broadway.
2. Protection of Broadway Village. Leave it just as it is.
3. Cul-de-sacing of Treat Avenue on the south side of the alley Manchester with an attractive wall compatible with neighborhood surroundings and approved by residents.

4. This is to be an eight-foot wall extending down the Manchester alley on the south side with openings for gates according to the access of each individual residence.
- *5. When Treat is cul-de-saced, we wish it to be a curving wall or some other structure covering both entrances to both sides of the alley so as to insure the privacy of the residents and keep business toward Broadway. This will keep the business delivery trucks driving in from Broadway on either the east or west end of the alley. Before construction the immediate residents must be consulted and the design approved by the neighborhood association. This diagram is a correction of the one in the Draft Final Report.

DIAGRAM OF CORRECTION

6. The median along Eastbourne between the business of Broadway Village needs to have an opening in the line with the Manchester alley so trucks coming eastward out of the alley may make a left turn toward Broadway or be able to continue on to Country Club. This is so they do not have to circle around the median island creating noise and dust in front of residences.
7. The Manchester alley needs to be paved to keep down dust as this issued by the businesses for numerous deliveries.
8. Muted lights are needed along the Manchester alley for crime prevention.
9. When Treat is cul-de-saced, the remaining part of the street between Barrows and El Parador needs to be made into a public parking lot to improve the business situation.
10. In our neighborhood, controlled use of easements and walkways to prevent vehicle access with either posts or gates.
11. Wheel chair access on curbs and walkways.
12. Stop signs on Arroyo Chico on either side, coming from each direction, just before the walkways in line with the bridge in the middle of the street. This is to control speeding through from Tucson Boulevard and Country Club.
13. Controlling speed on Country Club Road by slower speed signs, stop signs or lights at both park crossings.
14. Controlling speed and improving lights on Tucson Boulevard with slower speed signs and lights.
15. Preventing vehicle access into the walkway off Tucson Boulevard by putting in poles. Also asphaltting or paving this to keep down dust, weeds, etc. it is as wide as a street.
16. Other issues to be explored are putting muted lights in the walkways through the neighborhood for crime prevention.

17. There must be a better sign or light for pedestrian accommodation on Country Club so people can walk to the park.
18. There must be pedestrian accommodations across Tucson Boulevard between Broadway and Arroyo Chico.
19. We would like some landscaping on the bare grounds at the ends of Arroyo Chico and along Tucson Boulevard for pollution control because of extremely increased traffic.

Thank you sincerely,

[SIGNATURES IMAGE](#)

SUGGESTED PLANT MATERIAL

Theme Trees in particular = Pinus Halensis...Aleppo Pine

LATIN NAME

Edcalyptus Leucoxydon Mac Rosea
Pinus Brutia Eldarica
Palo Brea
Parkincidium sp
Prosopis Chilensis
Olea Europaea Swan Hill Oblonga
Acacia Smalli

COMMON NAME

Red Flowering Eucalyptus
Mondel Pine
Sonoran Palo Verde
Hybrid Palo Verde
Chilean Mesquite
Pollen Free Olive
Sweet Acacia

Accent Trees:

Ulmus Parvifolia
Cordia Boissieri
Phoenix Dactylifera
Phoenix Canariensis
Washingtonia Filifera
Washingtonia Robusta
Cupressus Sempervirens
Citrus sp
Chaetomorpha Humilis
Pithecellobium Flexicaule
Quercus Virginiana Heritage
Trachycarpus Fortunei

Evergreen Elm
Texas Olive
Date Palm
Canary Island Palm
California Fan Palm
Mexican Fan Palm
Italian Cypress
Citrus
Mediterranean Fan Palm
Texas Ebony
Heritage Oak
Windmill Palm

Shrubs:

Caesalpinia Pulcherrima
Nerium Oleander Petite Pink
Semi-Dwarf DBL
Rosmarinus Officinalis
Jasminum Mesnyi
Rhus Ovata
Cistus sp.
Raphiolepis Indica
Euonymus Japonica

Red Bird of Paradise
Oleander

Rosemary
Primrose Jasmine
Sugar Bush
Rockrose
India Hawthorne
Evergreen Euonymus

Accents:

Dasylirion Wheeleri
Agave sp.
Opuntia Ficus Indica
Yucca Species
Cortaderia Selloana

Desert Spoon
Agave
Indian Fig
Yucca
Pampas Grass

Ground Covers:

Juniperis Horizontalis 'Wiltonii'

Verbena sp.

Lantana Montevidentis

Santolina Chamaecyparis

Santolina Virens

Blue Carpet Juniper

Verbena

Trailing Lantana

Lavendar Collot

GLOSSARY

ALTERNATIVE TRANSPORTATION MODE: means of transportation other than automobile.

ARCHITECTURAL ELEMENTS: any structure, including freestanding walls and buildings, or design element, such as fountains or archway, which is constructed of man-made materials.

BUFFERING: the use of design elements, such as masonry walls, berms, setbacks, landscaping, building height, and density transition, to mitigate the impact of more intense development.

BUS TURNOUTS: a paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers.

CANOPY TREES: trees which range in height from approximately 15 to 25 feet and which create a foliage spread of similar proportions.

CLERESTORY: an outside wall of a room or building that rises above an adjoining roof and contains windows.

CROSS-SECTION: a cutting or piece of something cut off at right angles to an axis.

DEGRADED WATERCOURSE: a watercourse which has been worn down by erosion.

DENSITY: the number of units per acre.

low density: average density up through 6 units per acre, primarily single-family, detached residences, but including attached units, such as duplexes and townhomes.

medium density: density from 7 to 14 units per acre, including a variety of housing types, such as single-family homes on small lots, duplexes, townhomes, mobile homes, apartments, and condominiums.

high density: density of over 14 units per acre, including multi-family developments, such as townhouses, apartments, and condominiums.

DESIGN GRADE: the minimum modification of native or existing grade that allows safe and appropriate access, drainage and buildable areas, not including modifications solely for architectural or marketing purposes.

DROUGHT-TOLERANT VEGETATION: low-water use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

FREE-STANDING WALL: a wall which stands on its own foundation, unattached to any structure or building.

FRONTAGE PROPERTIES: parcels of land which face a major street.

GABLE: the vertical triangular end of a building from cornice or eaves to ridge. Gable roof: a double-sloping roof that forms a gable at each end.

HIGH RISE DEVELOPMENT: a structure which is eight or more stories in height.

HIP-STYLE: a roof with sloping ends and sides.

HISTORICAL LANDMARK: a structure or place of outstanding historical or cultural significance and designated as such by state or federal government.

HYDROMULCHING: a reclamation method in which a mixture of seeds, water fertilizers, and tacifiers are sprayed on to a disturbed area to control erosion.

HYDROSEEDING: a method utilizing water to spray seeds in an area for vegetative growth for erosion control.

INVENTORY: the cataloging of area characteristics and properties.

LAND USE PATTERN: how land is occupied or utilized.

LINEAR OPEN SPACE: areas along the banks of river, streams, washes, and arroyos which provide areas for recreation.

MAJOR TRANSPORTATION CORRIDORS: major streets as identified in the *Major Streets and Routes Plan*.

NATURAL WATERCOURSE: an undisturbed lake, river creek, stream, wash arroyo, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

NEIGHBORHOOD WATCH PROGRAM: program coordinated by the Tucson Police Department in which neighbors maintain watch for suspicious or criminal activities in their portion of a neighborhood.

NOISE WALL/SOUND WALL: the use of design elements such as landscaping and walls to mitigate the impacts of high noise uses adjacent to uses and areas.

NON-RESIDENTIAL: a use that is not residential (may be office, commercial, institutions, or industrial).

PARAPET: the extension of the main wall of a building above the roof level.

RESIDENTIAL TREATMENT FACILITY/SPECIALIZED TREATMENT HOME: a single housekeeping unit which, together with an administrative agency, has been licensed by the State of Arizona to provide residency and treatment services for a specific population.

RETENTION/DETENTION: a flood control system that either delays or stops the downstream progress of flood waters. Methods used include combined use of a temporary storage area and a metered outlet device or storage areas that incorporate infiltration devices.

REVEGETATION: to provide a barren or denuded land with a new vegetative cover similar to what exists under similar topographic and soil conditions.

REZONING: process by which property owners seek to change the zoning of their land to allow uses or densities not possible through existing zoning. Rezoning requests require public hearings before the Zoning Examiner. The Mayor and Council make the final decision to grant or deny request.

RIGHT-OF-WAY: a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar use.

RIPARIAN HABITATS: areas along water ways that sustain plants and animals.

RIPARIAN VEGETATION: vegetation along the banks of a natural watercourse.

RIP-RAP BANK: a method of bank protection utilizing rocks, wire and/or concrete depending on the velocity of the water flow.

WATER RECHARGE: addition of water to the groundwater supply, either through infiltration of precipitation or through downward seepage from surface water bodies.